

AGENDA

CITY OF GEORGE COUNCIL MEETING

July 21, 2026

Please contact the clerk 24 hours prior to this meeting if you require special accommodations or to request an auxiliary aid.

In-person meeting—Location: George Community Hall 403 W. Montmorency Blvd

AGENDA ITEMS

- 1 CALL TO ORDER at 7:00 PM and Flag Salute
- 2 ROLL CALL
- 3 APPROVAL OF AGENDA -Additions or Corrections to published Agenda
- 4 IDENTIFICATIONS OF CITIZENS WISHING TO SPEAK ON AGENDA ITEMS UNDER ITEMS **7 OR 8**
- 5 PUBLIC COMMENT- Maximum 3 minutes per person (15 minutes total meeting time to address the council on subjects that are the council's business "and not involving personnel matters")
- 6 CONSENT AGENDA—All of the items listed below will be enacted by one motion unless a Council member requests an item be removed from the Consent Agenda for discussion.
 - A. Minutes for Regular Meeting 6.16.2026
 - B. Claims
- 7 OLD BUSINESS
 - A. Ordinance 2026-01: Adopting GMC Chapter 6.06 Relating to the Prohibition of the Sale, Advertisement, and Distribution of Kratom Products – City Clerk (Council review and approval)
 - B. George Climate Planning Grant – Policy Audit Deliverable 3 report – Alex Kovach (Council review and discussion)
 - C. Travis Herring Farms, LLC Lease Renewal – Discussion with Lessee Regarding Proposed Amendments to Existing Lease Expiring 12/31/2026

8. NEW BUSINESS

- A. Grant County Economic Development Council - 2026 Municipal Service Agreement – City Clerk (Council consideration and approval)
- B. Ordinance 2026-02: Adopting GMC Chapter 11.15 – Complete Streets Program (Council consideration and approval)
- C. Pathway Illumination TIB Application (Royal Anne Drive/Washington Way South; Frontage Road to Parkhill Ave illumination of existing pathway) — Mike Meskimen (Council approval)
- D. Set a Public Hearing date for the City's 2026-2031 Six Year Transportation Improvement Plan (STIP) – Mike Meskimen
- E. Public Works Board (PWB) Award Letter. Acceptance of award and authorize the Mayor to sign – Mike Meskimen

9. COUNCIL COMMENTS AND QUESTIONS

10. MEETINGS:

11 EXECUTIVE SESSION:

12 ADJOURNMENTS

CITY OF GEORGE
STATE OF WASHINGTON
June 16, 2026

COUNCIL MEETING: Regular Meeting

PLACE: George Community Hall

PRESENT: Council Member Melissa Maldonado, Council Member Kate Schooler, Council Member Debby Kooy, Council Member Julia Schooler (remote).

STAFF IN ATTENDANCE: City Clerk Amy Grace, City Maintenance Norm Holden, City Engineer Mike Meskimen, City Planner Alex Kovach; City Attorney Chuck Zimmerman.

Guests in attendance: Patric Connelly, Shannon Durfee

CALL TO ORDER: Mayor Pro Tem Julia Schooler at 7:00 p.m., followed by the flag salute.

ROLL CALL: Council Member Melissa Maldonado made a motion to excuse Mayor Juan Villalpando and Council Member Patty Neff. Council Member Debby Kooy seconded. Motion passed 4-0.

ABSENT: Mayor Juan Villalpando, Council Member Patty Neff

APPROVAL OF AGENDA: Council Member Kate Schooler made a motion to approve the agenda. Council Member Melissa Maldonado seconded. Motion passed 4-0.

Citizens wishing to speak under items 7 or 8: None

Public comment: Shannon Durfee introduced herself to Council and announced that she is running for Grant County Commissioner #3 position.

Council Member Debby Kooy made a motion to approve the Consent Agenda and approval of vouchers #19611 in the amount of \$137.40 vouchers #19656-19691 in the amount of \$90,496.42, and electronic checks in the amount of \$39,956.78. Council Member Kate Schooler seconded. Motion passed 4-0.

Old Business – Public Works – Sprinkler System Improvement Quotes

The Public Works Maintenance worker Norm Holden provided an update on the sprinkler system improvement project, following the Council's prior request for additional quotes and legal review of the existing agreement between JLD and Colonial Market.

Mr. Holden presented a quote from Lad Irrigation in the amount of \$1,574.45, and a quote from Kooy Irrigation in the amount of \$1,970.86 for the sprinkler system work

Council discussed the proposals and, upon conclusion of discussion, authorized expenditure to Lad Irrigation in the amount of \$1,574.45 for the sprinkler system project. Council Member Melissa Maldonado motion. Council Member Kate Schooler seconded. Motion passed 4-0.

Council further approved a separate authorization of up to \$425 for equipment rental or other necessary materials required to complete the project. Council Member Kate Schooler motion. Council Member Melissa Maldonado seconded. Motion passed 4-0.

Old Business – City Clerk – Kratom Sample Ordinances

The City Clerk presented sample kratom ordinances from other jurisdictions for Council review and discussion, pursuant to the Council's prior direction.

Council engaged in discussion regarding regulatory options and the recent Resolution adopted by the Grant County Health District urging local governments to restrict the sale and distribution of kratom products.

Following discussion, Council Member Kate Schooler made a motion to authorize the Mayor to work with legal counsel to draft a Kratom Ordinance for future Council consideration. Council Member Debby Kooy seconded. Motion passed 4-0.

New Business – City Planner – Quincy School District Control and Tenure Letter

The City Planner, Alex Kovach presented the School District Control and Tenure Letter for Council review and approval. Mr. Kovach summarized the purpose of the document and its role in meeting the requirements associated with the RCO sports field renovation grant.

Following brief discussion, Council Member Kate Schooler made a motion to authorize the Mayor to sign the Quincy School District Control and Tenure letter. Council Member Melissa Maldonado seconded. Motion passed 4-0.

New Business – City Planner – Recreation and Conservation Office (RCO) Applicant Resolution/Authorization 2026-343 for Project 26-1797 DEV, Sports Field Renovation.

The City Planner Alex Kovach presented the Recreation and Conservation Office (RCO) applicant Resolution/Authorization for Council review. Mr. Kovach explained that the Resolution is required as part of the RCO grant application process and formally designates the City as the applicant and authorizes the Mayor to execute all necessary documents.

Council Member Melissa Maldonado made a motion to authorize the Mayor to sign. Council Member Kate Schooler seconded. Motion passed 4-0.

New Business – Final Progress Estimate No. 3 – West Montmorency Multi-Use Pathway

The City Engineer Mike Meskimen presented Final Progress Estimate No. 3 for the West Montmorency Multi-Use Pathway Project, summarizing the completed work and confirming that the estimate aligns with the approved contract and project schedule. Mr. Meskimen recommended Council approve Final Progress Estimate No. 3 and accept the project as complete.

Council Member Kate Schooler made a motion to approved Final Progress Estimate No. 3 and accepted the West Montmorency Multi-Use Pathway Project as complete. Council Member Debby Kooy seconded. Motion passed 4-0.

New Business – Lodging Tax Grant and Disbursement Policy – Council Consideration and Possible Approval

The City Clerk presented a Lodging Tax Grant and Disbursement Policy for Council review and consideration. The Clerk summarized the purpose of the policy, noting that it establishes procedures for reimbursement, partial advance disbursement, and required post-event reporting consistent with RCW 67.28.1816.

Council Member Kate Schooler made a motion to approve the Lodging Tax Grant and Disbursement Policy. Council Member Melissa Maldonado seconded. Motion passed 3-0-1 (abstentions from Council Member Debby Kooy).

New Business – George Community Hall – Advance Disbursement of Lodging Tax Grant Funds

The City Clerk presented a request from the George Community Hall for an advance disbursement of lodging tax grant funds in accordance with the Lodging Tax Grant and Advanced Disbursement Policy. The Clerk summarized the request and confirmed that the submitted documentation meets the policy requirements for partial advance payment.

Following discussion, Council Member Melissa Maldonado made a motion to approve advance payment of funds to the George Community Hall for the July 4 event in the amount of \$13,956.63 contingent upon the Community Hall signing a Grant Agreement prepared by the City Attorneys. Council Member Kate Schooler seconded. Motion passed 3-0-1 (abstentions from Council Member Debby Kooy).

Council Comments and Questions:

Council Member Melissa Maldonado commended the City's Public Works Department for their efforts in cleaning up the cars on Republican Ave and E. Deacon and for painting the curbing red in front of the mailboxes.

Council Member Debby Kooy updated the public on all of the events that will take place at the July 4 Celebration.

ADJOURNMENT: Council Member Kate Schooler made a motion to adjourn the meeting. Council Member Melissa Madonado seconded. Motion passed 4-0.

Meeting adjourned at 7:25 p.m.

Approved by the City Council at
an Open Public Meeting the
21st of July, 2026.

Juan Villalpando, Mayor

ATTEST:

Amy Grace, City Clerk-Treasurer

ORDINANCE NO. 2026-01

**AN ORDINANCE OF THE CITY OF GEORGE, WASHINGTON,
ADOPTING A NEW GEORGE MUNICIPAL CODE CHAPTER 6.06,
RELATING TO THE PROHIBITION OF THE SALE,
ADVERTISEMENT OF, AND DISTRIBUTION OF KRATOM
PRODUCTS; PROVIDING FOR SEVERABILITY; AND
ESTABLISHING AN EFFECTIVE DATE**

WHEREAS, the City of George ("City") is a non-charter optional municipal code city incorporated under the laws of the State of Washington and as such has the power to enact ordinances for the protection of the public health, safety, and general welfare; and

WHEREAS, pursuant to Article XI, Section 11 of the Washington Constitution, the City is authorized to "make and enforce within its limits all such local police, sanitary, and other regulations as are not in conflict with general laws," which includes regulations necessary to protect public health, safety, and welfare; and

WHEREAS, kratom is a psychoactive substance made from the leaves of the *Mitragyna speciosa* tree; and

WHEREAS, the U.S. Drug Enforcement Agency has listed kratom as a "Drug of Chemical Concern," finding that kratom consumption can produce both stimulant and opioid-like effects and can lead to dependence, addiction, and negative psychotic and physical effects; and

WHEREAS, cases of kratom-related toxicity and adverse effects have been reported, particularly when combined with other substances; and

WHEREAS, the U.S. Food and Drug Administration ("FDA") has determined that 7-hydroxymitragynine ("7-OH"), a naturally occurring alkaloid in the kratom plant, is a dangerous substance; and

WHEREAS, the FDA has not approved any prescription or over-the-counter drug products containing kratom or its two main alkaloids, mitragynine and 7-OH; and

WHEREAS, while the FDA has been evaluating classifying kratom and the alkaloids it contains under the Controlled Substances Act (21 U.S.C. ch. 13 § 801 et seq.) since July 2025, kratom is not federally regulated in the United States and is not subject to government-mandated safety checks, resulting in a lack of oversight and accepted safety standards for use, regulation of ingredients, purity levels, and dosage; and

WHEREAS, under RCW 69.50.600, Washington cities may enact only those laws and ordinances relating to controlled substances that are consistent with the Washington State Controlled Substances Act, and local laws and ordinances that are inconsistent with the requirements of state law shall not be enacted, are preempted, and should be repealed; and

WHEREAS, the State of Washington has not enacted any laws or regulations governing the sale, advertisement of, distribution or use of kratom or its derivatives; and

WHEREAS, the protection of the 'public health and safety is a paramount priority for the City; and

WHEREAS, kratom and kratom derivative products sold at various retail locations in George pose a risk to the City's residents, particularly to youth and vulnerable populations; and

WHEREAS, prohibiting the sale, advertisement, and distribution of products containing kratom or kratom derivatives will likely help reduce the risk of accidental overdose, substance misuse, and long-term health impacts, and protects the public health, safety, and welfare of residents of George; and

WHEREAS, in the interest of public health, safety, and welfare, the City Council desires to adopt a new George Municipal Code Chapter 6.06 to regulate the sale, advertisement, and distribution of kratom products to protect the public health, safety, and welfare of residents of George;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GEORGE, WASHINGTON, DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Adopting New GMC Chapter 6.06 (Prohibition of the Sale, Advertisement of, and Distribution of Kratom). A new George Municipal Code Chapter 6.06 to be entitled "Prohibition of the Sale, Advertisement of, and Distribution of Kratom," is hereby adopted to read as follows:

GMC 6.06.010 Purpose and Intent.

The purpose and intent of this chapter is to protect the public health and safety of city residents by prohibiting the sale, advertisement of, and distribution of kratom products.

GMC 6.06.020 Definitions.

For the purposes of this chapter, the following words and phrases shall have the meanings set forth in this section:

A. "Advertise" means any communication to one or more persons identifying that kratom products are being offered or sold by any person, cooperative, organization, or legal entity, including but not limited to: physical displays of

kratom products; signs located at a business; signs located in places other than at a business, including billboards; advertisements on vehicles; advertisements in paper media such as newspapers, magazines, flyers, cards, or business cards; or advertisements in electronic media such as internet websites, social media, electronic classified advertisements, cell phone applications, and television or radio advertisements.

B. "Distribute" means to furnish, give away, exchange, transfer, deliver, or supply, whether or not for monetary gain.

C. "Kratom" or "Kratom product" means any kratom analogue, food product, food ingredient, dietary ingredient, dietary supplement, or beverage that contains any part of the plant *Mitragyna speciosa* and its leaves, or any derivative that contains any part of the leaf of the plant, or any extract, synthetic alkaloid, or synthetically derived compounds of such plant or its leaf containing mitragynine or 7-hydroxymitragynine ("7-OH"), including, but not limited to, any powder, capsule, pill, beverage, or other ingestible form.

D. "Kratom retailer" means any person that sells or distributes kratom products or that advertises, represents, or holds itself out as selling or maintaining kratom products.

E. "Sell" or "sale" means to furnish, exchange, transfer, deliver, or supply for monetary gain.

GMC 6.06.030 Sale, Advertisement, and Distribution of Kratom Products Prohibited.

No person, cooperative, organization, or legal entity may knowingly sell, distribute, advertise for sale or distribution, or permit to be sold any Kratom product in the City of George.

GMC 6.06.040 Violation - Penalty.

A. Any person, cooperative, organization, or legal entity who violates GMC 6.06.030 shall be issued a class 1 civil infraction under RCW 7.80 with a fine of \$250. Each separate sale, advertisement, or distribution of kratom is considered an independent violation subject to the penalties listed herein. In the case of a single violation occurring over a period of multiple days, each 24-hour period the violation is committed, continued, or permitted shall be a separate and distinct violation subject to the penalties herein.

B. Any kratom retailer found to have violated GMC 6.06.030 may have its City of George business license revoked or denied pursuant to GMC 5.10.150.

Section 2. Corrections. The City Clerk and codifiers of the ordinance are authorized to make necessary corrections to this Ordinance including, but not limited to, the correction of

scrivener/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

Section 3. Severability. Should any section, paragraph, sentence, clause or phrase of this Ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or circumstances.

Section 4. Effective date. This Ordinance or a summary thereof consisting of the title, shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after its adoption and publication as required by law.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF GEORGE, WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 21st DAY OF JULY 2026.

Juan Villalpando, Mayor

Attest:

Approved as to form:

Amy Grace, Clerk - Treasurer

City Attorney



"Home of the World's Largest Cherry Pie"

Policy Audit Summary



Purpose. This policy audit reviews the City of George's existing planning documents, with emphasis on the Comprehensive Plan, to identify opportunities, gaps, and barriers related to the new climate resiliency requirements under Washington's Growth Management Act and HB 1181.

Primary climate hazards. The audit focuses on four hazards identified as most relevant to the City and its assets: drought, extreme heat, extreme precipitation, and wildfire smoke/air quality. These hazards affect water supply, agriculture, emergency services, public events, parks and open spaces, transportation corridors, housing, ecosystems, public facilities, the regional economy, and industrial and trucking activity.

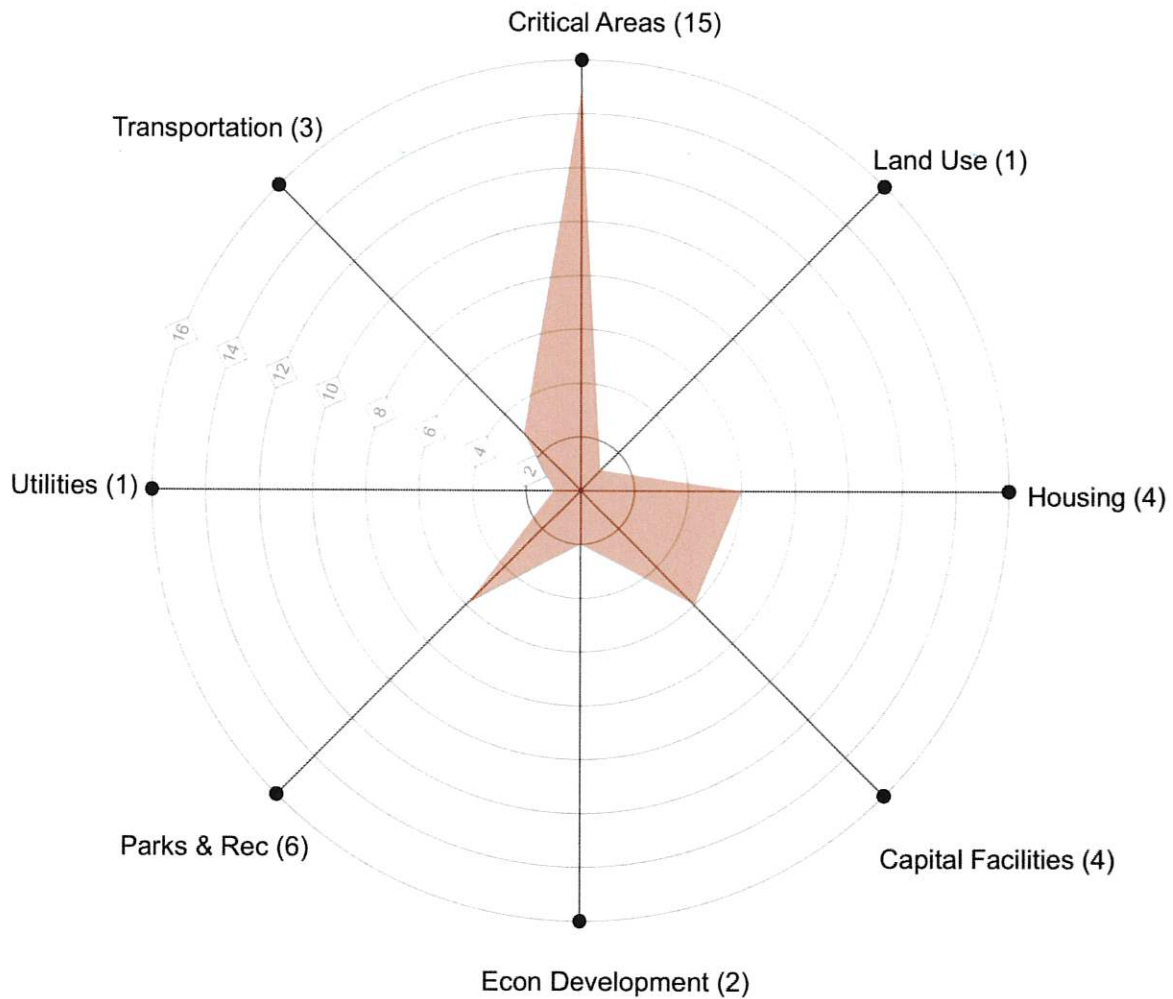
Existing policy strengths. The Comprehensive Plan already provides a foundation for resiliency. Drought-related policies address aquifer protection, water rights, water conservation, wellhead protection, water storage, and future water system improvements. Extreme precipitation policies address stormwater management, drainage level-of-service standards, flooding, erosion control, preservation of natural drainage areas, and requirements for road projects to meet stormwater standards. Extreme heat is addressed indirectly through green building practices, open space preservation, and tree preservation. Wildfire smoke and air quality are addressed indirectly through air quality maintenance, energy conservation, reduced vehicle emissions by encouraging sidewalks, trails, bicycle facilities, and transit access.

Key gaps and barriers. The strongest gaps are in hazard-specific implementation measures, especially for extreme heat and wildfire smoke. The plan does not yet establish explicit wildfire smoke response actions, clean-air shelter strategies, indoor air filtration standards, public health protocols for smoke events, or measures to ensure walking, biking, transit, parks, and public events remain safe and usable during extreme heat.

Broader implementation barriers include limited local funding, limited staff capacity, and the need for community buy-in.

Recommended next steps. Before drafting new resiliency policies, the City will complete a Vulnerability and Risk Assessment to evaluate current preparedness, identify the assets and populations most at risk, and prioritize measures that provide the greatest benefit with available resources. After that assessment, the City can draft and workshop new or revised policies for inclusion in the Comprehensive Plan as a climate resiliency-focused element, ensuring the policies remain consistent with the community's vision while addressing the hazards with the greatest local impact.

See the following graph, identifying current strengths by policy count in the Comp Plan.



Each Comprehensive Plan element above is numbered by how many policies were found to address the 4 main climate hazards identified through the climate impact report. The graphic represents which element has the strongest resiliency built in already, and which could use additional supporting policy, if found to be a priority area of concern through the Vulnerability and Risk Assessment.



"Home of the World's Largest Cherry Pie"

City of George

Climate Change and Resiliency Sub-Element

Policy Audit



"The WA Department of Commerce climate planning grant is supported with funding from Washington's Climate Commitment Act. The CCA supports Washington's climate action efforts by putting cap-and-invest dollars to work reducing climate pollution, creating jobs, and improving public health. Information about the CCA is available at www.climate.wa.gov."



KOVACH
ARCHITECTS

PS
INC



sage step
consulting

1. Introduction

The Washington State Growth Management Act (RCW 36.70A) requires fully planning Cities, which includes the City of George, to update their comprehensive plans on a 10-year cycle called a Periodic Update. In 2023, state legislation, HB 1181, added the requirement for including climate hazard resiliency into these City plans.

The City of George has been planning for some time now, and has many documents drafted to assess current conditions and assets, look at what the burden on those will be as the City grows, and how they will need to adapt to accommodate foreseen changes. The City's current planning documents include:

- 2025 amended 2018-2038 Comprehensive Plan
- 2023 Comprehensive Parks Plan
- 2026 Wastewater Facility Plan
- 2025 Amended Water System Plan
- Six-year Transportation Improvement Plan

In addition to the planning documents, the City also has regulation and standards to follow, which are intended to keep the City on course for achieving the goals outlined in the plans above. Those documents include:

- The City's Municipal Code
 - Critical Area Ordinance
 - Subdivision Code
 - Zoning Code
- City Developer Standards

As a part of HB 1181 requirement for incorporating a climate resiliency element into the City's comprehensive plan, these planning documents need to be reviewed for opportunities, gaps, and barriers. There may be opportunity to strengthen existing resiliency policy, add new policy where gaps are discovered, and adapt policy by identifying conditions that can inadvertently create barriers for achieving climate resiliency from the hazards identified through the climate impact analysis.

The 4 climate hazards identified as having the most impact to the City of George and its assets include: drought, extreme heat, extreme precipitation, and wildfire smoke and air quality. These hazards are the focus of this exiting policy audit.

2. Comprehensive Plan Climate Resiliency Policy

An exhaustive audit of all the City's documents would be time consuming and overwhelming for a meaningful conversation. The Department of Commerce guidance recommends identifying

between 20 and 40 measures between the City's plans to assess¹. Since the City's Comprehensive Plan's policies and goals guide the development of each additional planning document in the City, they are the primary focus of this audit. Adapting and updating the subsequent plans to be consistent with the Comprehensive Plan will occur naturally through the years.

Within the City Comprehensive Plan, there are 8 elements, or chapters covering specific City components, each with separate goals and policies. Those 8 elements are:

- Critical Areas
- Land Use
- Housing
- Capital Facilities
- Utilities
- Transportation
- Parks and Recreation
- Economic Development

Looking through the lens of the 4 main climate hazards in the following sections, policies are highlighted that already address these hazards explicitly or implicitly. Knowing what is addressed already helps identify the gaps in the City's planning for the future that need to be filled with expanded, revised, or new policy.



Drought

Through the Climate impact analysis, drought has been determined to be a concerning hazard due to its negative impacts on the following City assets:

- agriculture growing and processing
- fire control services
- law enforcement
- City public events
- parks and open spaces
- the City water system
- Shrubsteppe and wetland ecosystems
- USBR irrigation canals
- the Gorge Amphitheater and its economic impacts to lodging,
- the Port Districts industrial park
- housing.

Drought resilience is addressed in the Comp Plan primarily through water supply protection, aquifer recharge protection, conservation, and capital facility planning. The City is committed to

¹ Climate Element Planning Guidance December 2023 — Intermediate Version
IntermediatePlanningGuidance_FINAL.pdf

protect water quality and quantity in aquifers providing potable water. Critical Areas policies direct the City to identify, map, and maintain groundwater and aquifer recharge supply areas and to recognize wellhead protection areas as designated aquifer recharge areas. A policy example prohibits underground fuel or storage tanks or hazardous materials disposal within critical recharge areas unless protective measures and groundwater monitoring are provided.

Utilities and capital facilities policies strengthen drought preparedness by focusing on water rights, system capacity, and conservation. Economic Development policy calls for protecting or acquiring water rights and maintaining the ability to provide water for projected residential, commercial, and industrial needs. Utilities policy encourages conservation of water resources to delay the need for additional facilities. Capital Facilities discussions identify the need for additional water storage, a new deep well with lower nitrate levels, and improvements to respond to declining aquifer water levels, including Well #3 and #4 improvements and future water system planning.

The Table below summarizes the climate resiliency policy found in the Comprehensive Plan.



Extreme Heat

Through the Climate impact analysis, extreme heat has been determined to be a concerning hazard due to its negative impacts on the following City assets:

- agriculture growing and processing
- school services
- regional health facilities
- fire control services
- law enforcement
- City public events
- parks, trails, and open spaces
- the City water system
- City streets, I-90 and overpasses
- Shrubsteppe and wetland ecosystems
- USBR irrigation canals
- the Gorge Amphitheater and its economic impacts to lodging
- aged building inventory
- the Port Districts industrial park and the trucking industry
- housing
- preservation of historic sites

The Comp Plan addresses heat resilience indirectly through conservation, green building, open space, parks, pedestrian comfort, and utility reliability. Housing policy encourages sustainable or “green” building practices in residential design and construction, which can support cooling efficiency and reduce indoor heat exposure. Utilities policy encourages conservation of electrical energy and water resources and promotes renewable energy resources, that are cost-effective and environmentally sensitive alternative technologies where practical.

Parks and land use policies also provide a heat-resilience foundation. Parks policy calls for buffer areas and sidewalks along pedestrian corridors to improve aesthetics and pedestrian safety, while they also support a trail system for walkers, joggers, bicyclists, and others. Land Use policy encourages developers to designate open space through clustering, density bonuses, shadow platting, preservation efforts, and critical areas policies. These policies can help reduce heat exposure by expanding shaded, walkable, and open-space networks.

Transportation policies encourage alternative modes of getting around, such as walking, biking, and using public transit, but heat events could discourage these uses and be a barrier to being an effective policy. The City should consider how to keep these measures effective during extreme heat events.

The Table below summarizes the climate resiliency policy found in the Comprehensive Plan.



Extreme Precipitation

Through the Climate impact analysis, extreme precipitation has been determined to be a concerning hazard due to its negative impacts on the following City assets:

- agriculture growing and processing
- the Community Hall building
- City public events
- parks, trails, and open spaces
- the City water system
- City streets and stormwater facilities
- I-90
- wetland ecosystems
- the Gorge Amphitheater and its economic impacts to lodging
- the trucking industry.

The Comp Plan’s strongest existing precipitation-resilience policies relate to stormwater, drainage, flooding, and erosion. Critical Areas policy directs the City to allocate frequently flooded areas to uses for which they are best suited and discourage obstructions to flood flows

and uses that pollute or deteriorate natural waters and water courses. They also promote preservation of natural drainage areas as an important part of the stormwater drainage system, seeks to prevent structures in areas unfit for human use because of flooding, unsanitary conditions, or other hazards, and calls for avoiding fast runoff from developed areas so pollutants are not carried directly into public waters.

Transportation and capital facilities policies reinforce stormwater resilience. Transportation policy requires road construction projects to meet or exceed the Department of Ecology's Eastern Washington Stormwater Control requirements for stormwater runoff. Capital Facilities policy establishes drainage level-of-service standards, including dry wells designed for a 25-year, 24-hour storm event and stormwater systems that retain on-site runoff from a 25-year, 24-hour storm at peak discharge rates so post-development runoff does not exceed pre-development discharge volume or rate.

The plan also links extreme precipitation resilience to erosion control. Critical Areas policy requires best construction practices, erosion control plans, and appropriate landscaping to minimize wind and water erosion from development in known erosion hazard areas. They also require development proposals in geologic hazard areas to be evaluated and, where appropriate, supported by technical studies.

The Table below summarizes the climate resiliency policy found in the Comprehensive Plan.



Wildfire- Smoke and Air Quality

Through the Climate impact analysis, wildfire smoke and air quality have been determined to be a concerning hazard due to its negative impacts on the following City assets:

- school services
- regional health facilities
- the library
- fire control services
- law enforcement
- agriculture growing and processing
- City public events
- the Community Hall and Colonial Market
- parks, trails and open spaces
- I-90 traffic
- wetland ecosystems

- the Port Districts Industrial Park
- trucking industry
- aged building inventory
- the Gorge Amphitheater and its economic impacts to lodging

The Comp Plan addresses smoke and air quality indirectly rather than through wildfire smoke-specific policies. Utilities policy encourages conservation of electrical energy and water resources and states that the City will seek to maintain air quality. It continues with policy that supports development of options to reduce vehicular pollution. Transportation and parks policies that expand sidewalks, trails, bicycle facilities, and transit access also support lower vehicle emissions over time.

Current policy gaps remain regarding smoke and air quality. The comprehensive plan does not establish explicit wildfire smoke response actions, clean-air shelter strategies, indoor air filtration standards, or public health protocols for smoke events.

The Table below summarizes the climate resiliency policy found in the Comprehensive Plan.

3. Other Barriers

Barriers often arise when implementing new policy and measures, and though these common challenges may make the climate hazard resiliency goal more difficult to achieve, they also give a community an important reality check. Asking if a new policy is feasible, or something the City can realistically implement in a reasonable amount of time, can help identify which of the common barriers exist.

Potential barriers that the City of George may face in the creation and implementation of new climate resiliency policy would include:

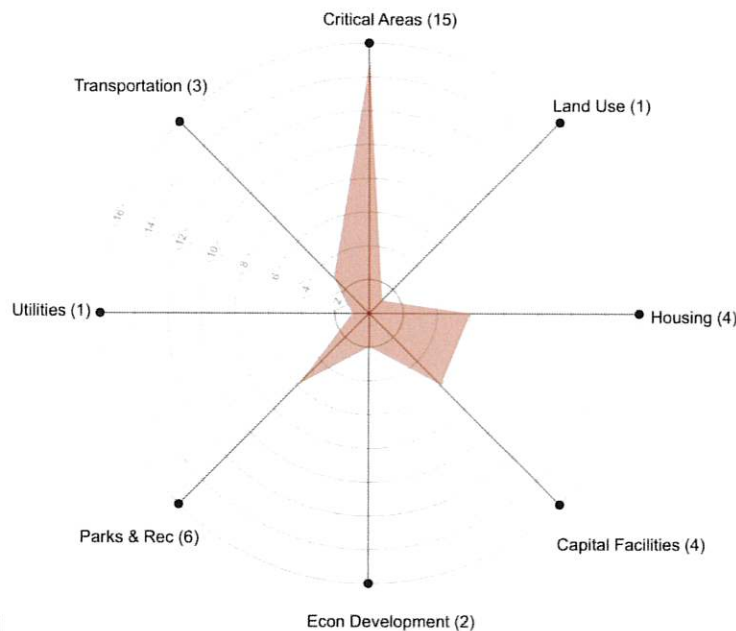
- Local funding constraints for new climate projects, including state and federal budget constraints and shifting legislative priorities
- Limited staff capacity
- Lack of buy-in from community members and/or Council members

If these barriers are restrictive of the implementation of new climate resiliency policy, it's important to prioritize which ones have the most impact on the community when facing limited resources and explore ways to remove these barriers over time to allow for a more fully integrated resiliency implementation plan.

4. Next Steps

Since there are resource limitations as noted above, before jumping into creating new measures and adapting current City policy, it is important that the City goes through a Vulnerability and Risk Assessment. This process will look at the community and its current level of preparedness to address climate hazards and help guide the City in prioritizing the changes and additions needed. This assessment will reveal what the most effective policies will look like, assuring the City is getting the “best bang for its buck”, as it invests in having new policy adopted and implemented.

This audit informs the pending assessment of where the City already stand. The graph below can be used to quickly visualize the strengths and weakness in the current Comp Plan.



Each Comprehensive Plan element above is numbered by how many policies were found to address the 4 main climate hazards identified through the climate impact report. The graphic represents which element has the strongest resiliency built in already, and which could use additional supporting policy, if found to be a priority area of concern through the Vulnerability and Risk Assessment.

Once that is complete, draft policy's and measures can begin to be integrated into the City's Comp Plan, and a climate resiliency focused element added. This will be workshopped with the community for maintaining consistency with their vision of the City of George, while addressing these hazard, and particularly those having the most impact on the most vulnerable.

Sewer Pond Yearly Expenses

Electricity

Month	Amount
June	\$ 819
July	\$ 723
August	\$ 622
September	\$ 653
October	\$ 589
November	\$ 307
Total	\$ 3,712
Per Acre	\$ 93
My Other Farms	\$ 42

Water

Total	\$ 5,740
Sewer Pond Per Acre	\$ 144
My Other Farms	\$ 72

Repairs/Maintenance

Sewer Pond Acres per Circle Span	4.4
My Other Farms Average Acres per Circle Span	18.6
Gearboxes/Centerdrive Expenses Total	\$ 1,440
Tire Replacement Total	\$ 1,773
Total Repairs	\$ 3,213
Per Acre	\$ 80
My Other Farms	\$ 19

2027 HRW Wheat to Prep for Alfalfa in 2028

Expense Per Acre

Seed	\$ 45
Rent	\$ -
H2O	\$ 144
Power	\$ 93
Chem./Weeding	\$ 46
Fert	\$ 274
Planting	\$ 25
Combining/Trucking	\$ 85
Interest	\$ 57
Straw Expense Plus Tarp	\$ 166
Ground Work	\$ 70
Farm Upkeep(mowing/weeds/repairs/insurance)	\$ 100
Total	\$ 1,104

Wheat Income assuming 140 bushel @ \$5.91/bushel	\$ 827
Straw income assuming 2 tons @ 115/ton	\$ 230
Total income	\$ 1,057
Margin	\$ (46)

CITY OF GEORGE
P.O. BOX 5277
GEORGE WASHINGTON 98824

FARM LEASE

THIS FARM LEASE ("Lease") made and entered into by and between the City of George, Washington, a Washington municipal corporation ("Lessor"), and Travis Herring Farms, LLC, a Washington limited liability company ("Lessee"). Lessor and Lessee are sometimes referred to herein individually as a "Party" and collectively as the "Parties."

1. **Lease.** The Lessor does hereby lease to the Lessee, the following described real estate situated in Grant County, Washington (the "Property"):

See Exhibit "A" which is attached hereto and incorporated herein by this reference.

2. **Term.** The term of this Lease shall be for six (6) years commencing on January 1, 2021 and ending on December 31, 2026 (the "Lease Term").

3. **Rental.** Lessee covenants and agrees to pay to Lessor as rent for the Property Three Thousand Six Hundred and Eighty Five and 60/100 Dollars (\$3,685.60) per year, one half is payable on or before March 15th and the second half is payable on or before October 1st of each year. In the event Lessee fails or refuses to make a payment when it is due and owing, Lessor may terminate this Lease upon fifteen (15) days written notice to the Lessee. Termination of this Lease as a result of Lessee's failure to make a payment shall result in forfeiture by the Lessee of any right to any crop on the property at the time of termination.

3.1 **Early Termination.** After the first year of this Lease, Lessor shall be entitled, at its sole option and discretion, to terminate this Lease if the Lessor determines that the Property is needed for expansion of the City's neighboring Sewer Lagoon. In the event, the Lessor exercises its option, it shall provide Lessee six (6) months written notice prior to termination. Lessee shall be entitled to harvest the crops planted and growing on the Property on the date the notice of termination is provided to Lessee and shall retain the profits therefrom, even if the crop harvest occurs after the Property has been returned to Lessor. If this occurs, the terms of this Lease (including the requirement to pay rent) shall survive termination and shall continue to apply until the crop harvest is complete.

4. **City Permits and Required Farming Practices.**

4.1 Lessee acknowledges that Lessor utilizes the Property as a spray field for disposal of Lessor's municipal wastewater in coordination with Lessee. Lessee acknowledges that Lessor will operate and discharge municipal wastewater through the irrigation systems onto the Property at any and/or all times, regardless of the type, stage or condition of Lessee's crop(s), weather conditions, or season. Lessee understands, assumes and accepts all risk of loss that may arise, or

damage to Lessee's crops from said discharge, and releases Lessor from all claims and liability therefrom, and agrees to hold and save Lessor harmless from and against said loss or damage that may result from the Lessor's discharge of wastewater onto the Property, including but not limited to damage related to saturation or freezing, or crop productivity.

4.1.1 Lessee further acknowledges that Lessor's utilization of the Property as a spray field for municipal wastewater discharge is dependent upon, and subject to, discharge permits issued by the Washington State Departments of Ecology ("Ecology") and Health (the "DOH"). To ensure compliance with the permit requirements, Lessee agrees to submit a crop plan to Lessor at least thirty (30) days prior to planting for approval by the Mayor of Lessor. Lessee agrees and acknowledges that Lessee must comply with the permit requirements in its use of the Property, and that it must comply with any recommendation or directive issued by or from Ecology and the DOH regarding the Property, activities conducted thereon, or the type of crop(s) to be planted thereon, regardless of the existing status of any crop on the Property.

4.1.2 Lessee agrees to farm each year all irrigable portions of said Property not put to use by Lessor in its wastewater lagoon operation; to raise the greatest amount of crops to properly care for all growing crops in a good and husbandlike manner; to irrigate in accordance with accepted prevailing local irrigation practices; and to harvest all crops in proper season; and, failing to do so, the Lessor, or Lessor's agent, may enter upon said Property and properly care for and harvest said crops, and the reasonable compensation therefor, and the expenses thereof, shall be a preferred lien on Lessee's interest in said crops.

4.1.3 The use of the Property is limited to crops that may be grown in accordance with Ecology regulations for wastewater land which are incorporated by reference. Those regulations are not required to be recorded with the Lease to be considered a portion of the Lease. Lessee agrees to permit inspection of the farmed area by Ecology, Lessor and Lessor's consultants. Lessee shall coordinate farming practices and operations with the Lessor's operation of the wastewater treatment plant as determined in the sole discretion of the Lessor.

4.2 Lessee shall not add nutrients (fertilizer) in addition to the wastewater application unless the Mayor of Lessor specifically agrees to said additional nutrients in writing prior to any such application.

4.3 Lessee agrees to furnish all the machinery, equipment, and labor necessary to farm the Property properly; to faithfully cultivate the farm in a dutifully thorough and business-like manner; to keep the said Property in as good a condition as reasonably possible during the term of this Lease; to prevent all unnecessary waste or loss or damage to the Property; and to keep the Property neat and orderly at all times. Lessee further agrees not to permit any livestock on the Property for grazing or any other purpose.

4.4 It is fully understood and agreed by Lessee that the City assumes no responsibility for crop yields or the ultimate marketability of any crops grown on the Property.

5. **Conditions of Property.** Lessee agrees to care for and maintain said Property and the improvements thereon in substantially the same condition as existed at Lessee's entry thereon, reasonable wear and tear and damage by the elements excepted. Lessee shall not permit waste on the Property; shall perform soil conservation practices in accordance with accepted standards in the community; shall irrigate and water the Property in such a manner as to prevent excessive erosion, washing away of soil or the drying up of farm crops. Lessee shall maintain the grade of all fields and ditches as affects flowage substantially as the same existed at Lessee's entry and at the expiration of the term hereof, shall surrender the Property to Lessor clean, tidy and free of debris.

6. **Improvements.** Lessee may place on the Property improvements, providing the Lessee bears the complete cost of the improvements and that Lessor's Mayor approves such improvements in writing in advance. At the end of the Lease Term, it is agreed that all improvements shall revert to Lessor. In the event the City terminates this Lease prior of to the end of the Lease Term in compliance with Paragraph 3.1, Lessor shall refund Lessee an amount of money equal to the pro rate remaining value of the improvements based on the remaining crop years of the Lease Term. By way of example, if Lessee spends \$15,000 for improvements and Lessor terminated the Lease effective after the third crop harvest, Lessor shall pay Lessee \$7,500 (\$15,000 divided by 6 crop years in the Lease Term equals \$2,500 per crop year. \$2,500 per crop year times 3 remaining crop years equals \$7,500).

7. **Maintenance and Repair.** Lessee shall, at Lessee's sole cost and expense, maintain in good condition and repair throughout the term of this Lease all of said Property, fences (fence repair only if the Lessee or its agents are responsible for the damage), improvements, and all other equipment, excluding irrigation equipment related to Lessee's operation of the irrigation field, which shall be maintained at the sole cost and expense of the Lessee. The Lessee is responsible for minor repair up to \$500 per occurrence. Upon the termination of this Lease, Lessee shall surrender the Property, all the improvements, and equipment for which Lessor holds title, to the Lessor in good condition and repair, subject only to the consequences and effect of reasonable wear and tear.

8. **Access.** Access to the Property is limited to the designated agent for the Lessee, Travis Herring and with Lessor's permission to suppliers, field personnel and custom farm harvesters. Gates are to remain locked at all times except when Travis Herring or another authorized person is on site. Lessee is to provide its own lock for the gates. The gates must be locked in such a way that either the Lessee's or the Lessor's lock will open the gate. Lessee shall maintain the fence adjacent to the irrigated field, to prevent unauthorized entry onto the Property.

9. **Compliance with Governmental Regulations.** Lessee certifies and agrees that Lessee is and will remain in full compliance with all applicable state and federal laws governing the use of the Property. Lessee covenants and agrees to pay and be solely responsible for all water charges assessed by the Bureau of Reclamation ("Reclamation") or Irrigation District having jurisdiction for irrigation water used on the Property, including any "full cost" charges and shall defend, indemnify and hold Lessor harmless therefrom. Further, in the event Lessee, on

account of Lessee's noncompliance with or violation of any of such laws or regulations, is prevented from irrigating all or any portion of the Property, the same will not constitute a failure of consideration of this Lease, and Lessee shall remain obligated to pay all rent required by the terms of this Lease and all charges with respect to irrigation water charged or imposed by Reclamation or the Irrigation District having jurisdiction and shall defend, indemnify and hold Lessor harmless therefrom, irrespective of the automatic termination of this Lease.

The irrigation water allocated to Lessor's entire parcel may be used by Lessee in any lawful manner.

10. Taxes and Assessments. Lessor shall pay any real property taxes and other assessments levied by any governmental agency against the Property. Lessee shall pay leasehold excise tax, currently at the rate of 12.84 percent, to the Lessor for use of the Property. Lessee shall also pay all personal property taxes levied against the personal property located on the Property.

11. Water and Electrical. Lessee agrees to pay all irrigation charges and assessments for irrigation water used on the Property, including minimum, supplemental, excess water and construction charges. Lessor shall send the Quincy Columbia Basin Irrigation District assessments and charges to Lessee upon receipt by Lessor. Lessee further agrees to pay all electrical charges incurred in operating a farm on the Property.

Lessee further agrees to pay all electrical charges for the facility during the irrigation season, which is agreed to be April through October of each year. The Lessor shall pay the electrical charges, if any, for the balance of the year.

12. Inspection. Lessor shall have the right to enter upon the Property personally or by its agent or employees at any reasonable time during the Lease Term to determine if Lessee is complying with the terms, conditions, covenants and provisions herein. Lessor shall have the right to make improvements not inconsistent with the rights of the Lessee.

13. No Hunting Rights. Lessee and Lessor shall prohibit hunting on the Property.

14. Operating Expenses. Lessee agrees to pay for all expenses incurred in any way in the operation of the Property, including but not limited to, costs of fertilizer, seed, pesticides, harvesting costs, transportation costs, labor, custom work and equipment hire.

15. Weeds. During the term of this Lease, particularly during the growing season and immediately after completion of harvest, Lessee shall, at the sole cost and expense of Lessee, cut, burn, pull, treat or otherwise dispose of all noxious weeds on the Property, particularly those which may grow or accumulate along fences, ditches or other improvements, field borders, rights-of-way, drains, roads and other uncultivated areas, which shall include disposing of all noxious weeds before the same go to seed regardless of whether such disposal is required by law. In the event Lessee does not dispose of all weeds as required by this provision, Lessor shall have the right to dispose of the same and Lessee hereby specifically agrees that Lessee

will, on demand of Lessor, reimburse Lessor for all costs and expenses incurred by Lessor in disposing thereof.

16. Wastewater Disposal. Lessee agrees to assume all responsibility and liability for the disposal of waste water on the Property in a lawful manner without damage to adjoining or neighboring lands at the sole cost and expense of Lessee and to defend, indemnify and hold Lessor completely harmless therefrom.

17. Indemnity and Insurance. Lessee shall defend, indemnify and hold Lessor harmless from all claims, liability and damages arising out of or in connection with the possession, use, occupation or operation of the Property or mere presence thereof by Lessee or Lessee's agents, employees, independent contractors, successors, assigns, family, invitees, licensees, or any third persons either lawfully or unlawfully on the Property and shall procure and keep in full force during the term of this Lease a comprehensive liability insurance policy in the amount of \$1,000,000 combined single limit with \$2,000,000 aggregate to defend, indemnify and protect Lessee, Lessee's family or any third person or persons and/or property arising out of or in connection with the possession, use, occupation and operation of the Property and shall also carry public liability and property damage insurance with reference to any motor vehicle used in connection with the possession, use, occupation and operation of the Property. Lessee's duty to defend, indemnify and hold Lessor harmless from all such claims, liability and damages arising out of the acts or omissions of Lessee shall survive the termination of this Lease. Lessor shall be named as an additional insured on each such policy and Lessor's insurers shall provide Lessor thirty (30) days' prior written notice of any intent to cancel said policy.

17.1 Lessee shall deliver all policies and renewals of the required insurance coverages to the Lessor. Failure to maintain the required coverages as provided for herein and failure to deliver the policies and renewals thereof to Lessor shall constitute a default of this Lease.

17.2 Lessor does not provide insurance that will cover the Lessee's personal property that may be located on the demised Property. Lessee may purchase personal property insurance in the amount sufficient to insure Lessee's personal property which might be used in Lessee's operation of the business or which might be present on the Property. In the event Lessee elects to forego maintaining personal property insurance, and Lessee suffers loss of personal property stored on the Property, Lessor shall not be liable for any costs associated with repairing or replacing the personal property.

18. Sublease or Assignment. As this is a Lease entered based upon the knowledge and experience of the Lessee, and its management, Lessee shall not have the right to assign this Lease or to sublease any portion of the Property.

19. Liens and Insolvency. Lessee agrees that any and all liens arising out of work performed at Lessee's request, materials furnished at Lessee's request or obligations incurred by Lessee which may attach to the Property and/or the crops being raised thereon pursuant to this Lease, shall be paid before delinquency by the Lessee. It is further agreed that if Lessee fails to

discharge any lien as herein provided, said failure shall be deemed a breach of this Lease, and Lessor may terminate and cancel this Lease at Lessor's option. In the event the Lessee should become insolvent, voluntarily or involuntarily bankrupt, or if a receiver, assignee, or other liquidating officer is appointed for the business of the Lessee, the Lessor may cancel this Lease at Lessor's option. It is further agreed that termination and cancellation of this Lease shall not be the exclusive remedy of the Lessor.

20. Landlord's Lien. It is hereby mutually understood and agreed by the parties that, in order to secure the payment of rent and the faithful performance of all terms and conditions of this Lease by Lessee, Lessor has and shall retain a crop lien upon all crops grown, growing or to be grown on the Property or proceeds thereof pursuant to Chapter 60.11 RCW, Lessee shall execute any and all documents deemed necessary by Lessor to ensure that the security interest(s) and lien provided for herein are and remain continuously perfected until all rent plus any interest, costs and other charges or expenses to be paid by Lessee by the terms of this Lease are fully paid. This crop lien shall not be subordinate to any other lien.

21. Default. Time is of the essence of each and every provision herein. No waiver or any breach of any covenant, condition or other provisions of this Lease shall waive any other covenant, condition, provision or any further breach. In the event of default by the Lessee under any covenant, condition or other provision of this Lease, the Lessor may by notice in writing, declare Lessor's intention to terminate and cancel this Lease, and if the Lessee shall remain in default for thirty (30) days after receipt of such notice, the Lessor may, at Lessor's option, and in addition to other remedies provided for herein, immediately declare this Lease to be terminated and canceled and all rights of the Lessee shall terminate. The Lessor shall be entitled to retake possession of the Property; provided, however, that in the event Lessor so takes possession, the Lessee shall be entitled to its just share of the crops growing on the Property, subject to any lien which exists in favor of the Lessor and subject to any costs incurred by the Lessor due to such default. The termination of this Lease as herein provided shall not be a waiver of the Lessor's rights to recover for unpaid rent under this Lease. Any actions taken by the Lessor to farm or have said lands farmed or to enter into a subsequent lease shall be considered only as actions to mitigate damages. In the event the Lessee abandons the Property, the Lessor shall have the right to take immediate possession of the Property without forfeiting the right to seek other remedies as herein provided.

22. Notices. Any notice required to be served in accordance with the terms of this Lease shall be hand delivered or sent by certified mail, return receipt requested, to the addresses listed below.

Lessee:

Travis Herring Farms, LLC
14255 Rd. 3 N.W.
Quincy, WA 98848

Lessor:

City of George
PO Box 5277
George WA 98824

23. **No Partnership.** It is agreed between the Parties that this Lease shall in no manner be construed as a partnership between Lessor and Lessee, and neither Party shall have authority to obligate the other without their written consent.

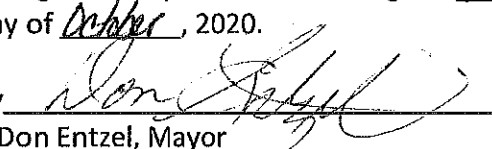
24. **Attorney's Fees and Costs; Venue.** It is agreed and understood that in the event it is necessary for either Party to engage the services of an attorney to enforce the provisions of this Lease, except as otherwise provided specifically in this Lease, each Party shall be responsible for its own attorney's fees, and costs regardless of the outcome of the dispute. Venue of any suit or action shall be in Grant County, Washington.

25. **Amendments or Modifications.** Amendments to any provisions herein shall be made in writing and executed in the same manner as the original document.

26. **Binding Effect.** The provisions of this Lease shall extend and apply to and firmly bind the heirs, beneficiaries, personal representatives, estates, successors, and assigns of the Parties.

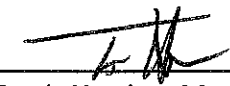
APPROVED by the City Council for the City of
George at an Open Public Meeting the 20th
day of October, 2020.

By


Don Entzel, Mayor

APPROVED by Travis Herring Farms, LLC
the 15 day of October, 2020.

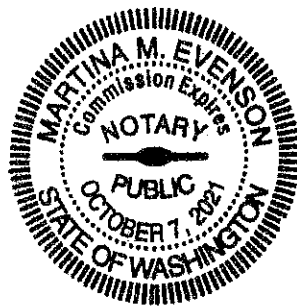
By:


Travis Herring, Managing Member

STATE OF WASHINGTON)
) ss.
County of Grant)

I certify that I know or have satisfactory evidence that Don Entzel is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Mayor of the City of George to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: October 21st, 2020.

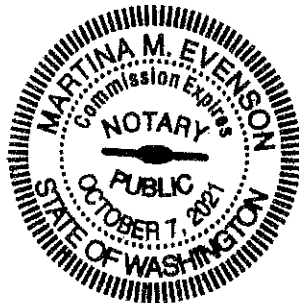


Martina M. Evenson
Martina M Evenson (Printed name)
 NOTARY PUBLIC, state of Washington
 My appointment expires October 7, 2021

STATE OF WASHINGTON)
) ss.
County of Grant)

I certify that I know or have satisfactory evidence that Travis Herring is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as Managing Member of Travis Herring Farms, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: October 13, 2020.



Martina M. Evenson
Martina M. EVENSON (Printed name)
 NOTARY PUBLIC, state of Washington
 My appointment expires 10/7/2021

EXHIBIT "A"

The parcel of land that is located north of Beverly Burk Road in farm unit 108, Irrigation Block 78, Forth Revision, Columbia Basin Project, Grant County, Washington, according to the plat thereof filed July 31, 1959, all in the north half of Section 31, Township 19 North, Range 24 E.W.M., more particularly described as follows:

Beginning at the northeast corner of section 31, township 19 north, range 24 E.W.M.; thence north 90° 00' 00" west along the north line of said section, 1557.93 feet to the northwesterly corner of a tract of land conveyed to Harry and Winifred Davey by deed recorded under Auditor's File No. 940720002, and the True Point of Beginning; thence south 43° 52' 51" east along the southwesterly line of said Davey tract 533.07 feet; thence south 46° 02' 32" west, 1374.95 feet; thence north 43° 57' 29" west, 477.59 feet; thence south 46° 02' 31" west, 486.86 feet to the centerline of the West Canal, as shown on said farm unit plat; thence north 35° 56' 00" west along said West Canal centerline, 1645.3 feet to the north line of said section 31; thence north 90° 00' 00" east, 2264.32 feet to the True Point of Beginning.

EXCEPT THEREFROM THE FOLLOWING:

That portion of Farm Unit 108, Irrigation Block 78, Fourth Revision Columbia Basin Project, according to the plat thereof filed July 31, 1959, all in the North half of Section 31, T19N, R24 E.W.M. Grant County, Washington used by the Lessor for sewer lagoons, facilities, structures, access and operations of Lessor's sewer lagoons.



June 21, 2026

Mayor Juan Villalpando
City of George
PO Box 5227
George, WA 98824

Dear Mayor Juan Villalpando,

We are sincerely grateful for your continued partnership and investment in our shared economic future. Your support plays a vital role in strengthening Grant County's economy and ensuring our communities remain vibrant, resilient, and positioned for long-term success.

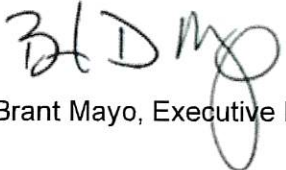
Sustained economic development requires coordination, vision, and consistent collaboration among public and private partners. With the City of George's ongoing commitment, we are able to advance initiatives that attract new business investment, support local employers, and encourage job creation throughout the region. Your participation allows us to remain proactive rather than reactive as opportunities arise.

Through our partnership, we advocate for Grant County at the state and regional levels, share timely economic data and market insights that support informed local decision-making, and help connect municipalities, industry leaders, and government agencies. Together, these efforts strengthen Grant County's competitive position and help create the conditions that attract new investment, support existing employers, and encourage long-term economic growth.

Enclosed, you will find the 2026 Municipal Service Agreement along with a signature page for the City of George. Once approved, please return a signed copy to our office, and we will forward an invoice. I would be glad to attend a council meeting to review our current initiatives, discuss priorities, or answer any questions. Please feel free to contact me at 509.764.6579 or brant@grantedc.com to arrange a visit.

Thank you again for your partnership and your commitment to economic opportunity across Grant County. We look forward to continuing this important work together in 2026.

Sincerely,


Brant Mayo, Executive Director

Grant County Economic Development Council

2026 MUNICIPAL SERVICES AGREEMENT

THIS AGREEMENT made and entered into this day by and between the **City of George**, a municipal corporation hereinafter referred to as the “**MUNICIPALITY**”, and **Grant County Economic Development Council**, hereinafter referred to as the “**AGENCY**”.

THEREFORE, it is hereby covenanted and agreed as follows:

WHEREAS the **MUNICIPALITY** desires to have certain services performed as hereinafter set forth requiring specialized skills and other supported capabilities; and

WHEREAS the **AGENCY** represents that it is qualified and possesses sufficient skills and the necessary capabilities, including technical and professional expertise where required, to perform the services set forth in this contract.

NOW THEREFORE, in consideration of the terms, conditions, covenants and performance contained herein, the parties hereto agree as follows:

I. SERVICES

The **AGENCY** shall provide the **MUNICIPALITY** the services outlined in Building Prosperity. Specific services from Building Prosperity include improved coordination of federal, state, local and other program services and actions affecting the local economy by facilitating the planning, development and sponsorship of educational workshops and seminars aimed at assisting and improving operations and finances of existing industrial and agriculture business, as well as local governments. The **AGENCY** shall also provide research and consultation services as necessary and as they are able to aid the **MUNICIPALITY** in the planning and development of new and expanded programs, services, facilities, utilities, and properties.

The **AGENCY** shall provide consultation and assistance as necessary and as they are able to develop proposals for prospective commercial and industrial clients. The **AGENCY** shall also provide a comprehensive marketing package aimed at highlighting agriculture, commerce and industry, energy resources, education, recreation, tourism, and the quality-of-life in Grant County.

II. REPORTING REQUIREMENTS

The **AGENCY** shall submit periodic reports as required by the **MUNICIPALITY**, which shall include, but not be limited to, a fiscal year revenue and expenditure report, and final annual evaluation report.

III. DURATION OF AGREEMENT

The terms of this Agreement and the performance of the **AGENCY** shall commence upon execution of this Agreement and terminate **December 31, 2026**. The Agreement may be extended or terminated upon mutual agreement between the parties hereto and pursuant to the terms and conditions of this Agreement.

IV. COMPENSATION AND METHOD OF PAYMENT

The **MUNICIPALITY** shall reimburse the **AGENCY** for the services performed under this Agreement in the amount of **\$400.00**, payable within sixty (60) days of invoicing.

V. NOTICES

Written notices to each party shall be sent via mail or email to the following addresses: Grant County Economic Development Council, 406 W. Broadway Ave STE A, Moses Lake, WA 98837 or rhyanne@grantedc.com, and to the City of George, PO Box 5277, George, WA 98824.

VI. ESTABLISHMENT AND MAINTENANCE OF RECORDS

The **AGENCY** agrees to maintain books and records, and document accounting procedures, which accurately reflect all direct and indirect costs, related to the performance of this Agreement. The **AGENCY** shall retain all books, records, documents, and other material relevant to this Agreement for three (3) years after its expiration.

The **AGENCY** agrees that **MUNICIPALITY**, or its designated agent, shall have full access and the right to examine any of said materials at all reasonable times during said period. The **AGENCY** agrees to the established guidelines requiring that a "Single Audit" be conducted for federal funds received more than \$25,000.00.

VII. COMPLIANCE WITH LAWS

The **AGENCY**, in performance of this Agreement, agrees to comply with all applicable federal, state, and local laws or ordinances, including standards for licensing, certification, and operation of facilities, programs, and accreditation, and licensing of individuals and any other standards or criteria as described in this Agreement to assure quality of services.

VIII. NON-DISCRIMINATION IN EMPLOYMENT

The **AGENCY** agrees that it shall not discriminate against any employee or applicant on the grounds of race, creed, color, religion, national origin, sex, marital status, age, or the presence of any sensory, mental, or physical handicap; provided that the prohibition against discrimination in employment because of handicap shall not apply if the disability prevents the proper performance of the worker involved.

The **AGENCY** shall insure that applicants are employed and that employees are treated during employment without discrimination because of their race, creed, color, religion, national origin, sex, marital status, age, or the presence of any sensory, mental, or physical handicap. Such action shall include but not be limited to employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation and programs for training including apprenticeships.

The **AGENCY** shall take such action with respect to this contract as may be required to ensure full compliance with Chapter 49.60 RCW and applicable federal laws and regulations.

IX. NON-DISCRIMINATION IN CLIENT SERVICES

A. The **AGENCY** shall not discriminate, on the grounds of race, creed, color, religion, national origin, sex, marital status, age, or the presence of any sensory, mental or physical disability:

Deny any individual any services or other benefits provided this Agreement.

Provide any services or other benefits to any individual which are different, or are provided in a different manner, from those provided to others under this Agreement.

Subject an individual to segregation or separate treatment in a manner related to his/her receipt of any services or other benefits provided under this Agreement.

Deny any individual an opportunity to participate in any program provided by this Agreement through the provision of services or otherwise or will afford him/her opportunity to do so, which is different from that afforded to others under this Agreement.

The **AGENCY**, in determining (a) the types of services or other benefits to be provided, or (b) the class of individuals to whom, or the situation in which, such services or other benefits will be provided, or (c) the class of individuals to be afforded an opportunity to participate in any services or other benefits, will not utilize criteria or methods of administration which have the discrimination because of race, creed, color, religion, national origin, sex, marital status, age, or the presence of any sensory, mental or physical handicap or have the effect of defeating or substantially impairing accomplishment of the objective of this Agreement, with respect to individuals of a particular race, creed, color, religion, national origin, sex, marital status, age, or the presence of any sensory, mental or physical handicap.

- B. The **AGENCY** shall take affirmative action to ensure that its facilities and programs are accessible to people with sensory, mental, or physical handicaps.

X. INDEMNIFICATION/HOLD HARMLESS

All services to be rendered or performed under this Agreement shall be performed or rendered entirely at the **AGENCY'S** own risk and the **AGENCY** expressly agrees to indemnify and hold harmless the **MUNICIPALITY** and all of its officers, agents, employees, or otherwise, from any and all liability, loss, or damage that they may suffer as a result of claims, demands, actions, or damages to any and all persons or property, costs or judgments against the **MUNICIPALITY** which result from, arise out of, or are in any way connected with the services to be performed by the **AGENCY** under this Agreement.

XI. TERMINATION

If the **AGENCY** fails to comply with the terms and conditions of the Agreement, the **MUNICIPALITY** may pursue such remedies as are legally available including, but not limited to, the suspension or termination of this Agreement.

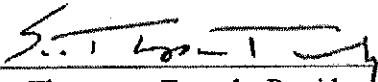
XII. ENTIRE AGREEMENT

The parties agree that this Agreement is the complete expression of the terms hereto and any oral representations or understandings not incorporated herein are excluded. Further, any modification of this Agreement shall be in writing and signed by both parties.

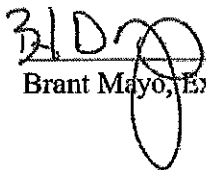
IN WITNESS WHEREOF, the parties hereto have caused this Agreement executed this.

_____ Day of _____, 2026.

AGENCY: Grant County Economic Development Council



Sara Thompson Tweedy, President



Brant Mayo, Executive Director

IN WITNESS WHEREOF, the parties hereto have caused this Agreement executed this.

_____ Day of _____, 2026.

MUNICIPALITY: City of George

ORDINANCE NO. 2026-02

AN ORDINANCE OF THE CITY OF GEORGE, WASHINGTON, ADDING A NEW CHAPTER 11.15 TO THE GEORGE MUNICIPAL CODE; ESTABLISHING A COMPLETE STREETS PROGRAM; CONTAINING A SEVERABILITY PROVISION; AND SETTING AN EFFECTIVE DATE.

WHEREAS, the Washington State Department of Transportation recommends that cities in the State of Washington establish a complete streets program by Ordinance; and

WHEREAS, the City of George intends to continue to design and construct street projects with the interests of drivers, bicyclists, school buses, transit vehicles and users, and pedestrians of all ages and abilities; and

WHEREAS, the City Engineer and the Mayor have evaluated different options for establishment of a complete streets program in order to document the continued intent of the City to implement the City's Comprehensive Plan and build roads pursuant to the complete street concept design; and

WHEREAS, after studying the issue the City Engineer and the Mayor recommend that adoption of this Ordinance will confirm the City's intent to implement and comply with the complete streets program; and

WHEREAS, the City Council has reviewed this Ordinance and determined that passage of this Ordinance is in the best interests of the public health, safety, and welfare of the citizens of George;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GEORGE, WASHINGTON DO ORDAIN AS FOLLOWS:

Section 1. A new Chapter 11.15 is hereby added to the George Municipal Code to read as follows:

**Chapter 11.15
Complete Streets**

Sections:

- 11.15.010 Purpose.**
- 11.15.020 Complete streets definition.**
- 11.15.030 Implementation of complete streets principles.**

- 11.15.040 Freight considerations.**
- 11.15.050 Extraordinary circumstances.**
- 11.15.060 Funding for complete streets.**

11.15. 010 Purpose.

The purpose of this chapter is to help achieve the goals and objectives of the transportation, land use and parks and recreation elements of the City of George Comprehensive Plan. This chapter provides for the implementation of complete streets guiding principles.

11.15.020 Complete streets definition.

A “complete street” is a road that is designed to be safe for drivers; bicyclists; school buses; transit vehicles and users; and pedestrians of all ages and abilities. The complete streets concept focuses not just on individual roads but on changing the decision-making process so that all users are routinely considered during the planning, designing, building and operating of all roadways.

11.15.030 Implementation of complete streets principles.

The City of George will incorporate complete streets principles into the City’s Comprehensive Plan, public works standards, parks and recreation master plan, traffic circulation plan and other plans, manuals, rules, regulations and programs as appropriate.

11.15.040 Freight considerations.

Because freight is important to the basic economy of the City and has unique right-of-way needs to support that role, freight will be the major priority on streets classified as major truck streets. Complete street improvements that are consistent with freight mobility but also support other modes may be considered on these streets.

11.15.050 Extraordinary circumstances.

Except in unusual or extraordinary circumstances, complete streets principles may not apply to the following:

- A. Repairs made pursuant to pavement opening and restoration allowed by approval of the Mayor or designee.
- B. Ordinary maintenance activities designed to keep assets in serviceable condition (e.g., mowing, cleaning, sweeping, spot repair and surface treatments such as chip seal, or interim measures on detour or haul routes).

- C. Where the Mayor issues a documented exception concluding that application of complete street principles is unnecessary or inappropriate because it would be contrary to public safety.

11.15.060 Funding for complete streets.

Complete streets may be achieved through single projects or incrementally through a series of smaller improvements or maintenance activities over time. It is the City's intent that all sources of transportation funding be drawn upon to implement complete streets. The City believes that maximum financial flexibility is important to implement complete streets principles.

Section 2. The City Clerk and codifiers of the ordinance are authorized to make necessary corrections to this Ordinance including, but not limited to, the correction of scrivener/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

Section 3. If any section, sentence, clause, or phrase of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause, or phrase of this Ordinance.

Section 3. This Ordinance shall take effect and be in full force five (5) days after this Ordinance or a summary thereof consisting of the title is published.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF GEORGE, WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 21st DAY OF JULY 2026.

APPROVED:

Juan Villalpando, Mayor

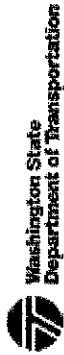
ATTEST/AUTHENTICATED:

Amy Grace, City Clerk

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

BY: _____
Emily Romanenko

FILED WITH THE CITY CLERK	:	_____
PASSED BY THE CITY COUNCIL	:	_____
PUBLISHED	:	_____
EFFECTIVE DATE	:	_____
ORDINANCE NO.	:	_____



Six Year Transportation Improvement Program From 2026 to 2031

Agency: George

County: Grant

MPO/RTPO: Quad-Co RTPO

N Inside

Y Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
07	8	Royal Anne Drive/Washington Way South Pathway Illumination Frontage Road to Parkhill Avenue Illumination of existing pathway.	WA-13461	06/17/25	06/17/25		2025-338	28		0.570	CE	No

Funding							Total Funds	
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2026	TAP(R)	57,000		0	3,000	60,000
P	CN	2027	TAP(R)	180,500		0	9,500	190,000
Totals				237,500		0	12,500	250,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	57,000	0	0	0	0
CN	0	190,000	0	0	0
Totals	57,000	190,000	0	0	0

Grand Totals for George			Federal Funds	State Funds	Local Funds	Total Funds
			237,500	1,244,500	1,078,000	2,560,000



**Washington State
Public Works Board**

Post Office Box 42525
Olympia, Washington 98504-2525

July 15, 2026

City of George
Attn: Juan Villalpando
PO Box 5277/102 E Richmond, Ave
George, WA 98824

Dear Mayor Villalpando,

Thank you for applying to the Public Works Board (PWB) Pre-Construction Program. Congratulations, the PWB conditionally approved your pre-con application at its May 15, 2026 board meeting. Your Lift Station and Wastewater Treatment Facility Upgrades project has been awarded \$980,000. The approval date is the date of Board approval. Any eligible costs incurred from that date forward are reimbursable.

The threshold checks and underwriting for your project are complete. The PWB offers this rate and term for your project: the award will be \$490,000 as a loan and \$490,000 as a grant. The loan interest rate is 0.53% with a loan term of five years.

The PWB processes contracts electronically. Upon receipt of the contract, please facilitate its review through your internal process in a timely manner and return an executed contract within 6 months. Failure to do so by this date will result in withdrawal of the award.

Once again, thank you for applying to the Public Works Board. Please contact PWB Project Manager Alison Mitchell by email at alison.mitchell@commerce.wa.gov if you have any questions.

Sincerely,

Max Wedding | Interim Programs Director & Operations Manager | (360) 764-0392

cc: Application File